

## **BOARD OF ZONING APPEALS AGENDA JUNE 6, 2018**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **June 6, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

### ***Matters Presented By Board Members***

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#### ***Administrative Items***

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##### Staff/Action

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| Z. Fountain<br><i>Admin.</i><br><i>Moved to</i><br><i>6/20/18 at</i><br><i>appl. req.</i> | DEAN GUERRO, SP 2018-SU-024 Appl. Under Sect. 8-922 of the Zoning Ordinance to allow a reduction to certain yard requirements to permit construction of an addition 14.3 ft. from rear lot line. Located at 13615 Old Chatwood Pl., Chantilly, 20151 on approx. 6,870 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 34-4 ((10)) 60.  |
| H. Eddy<br><i>Admin.</i><br><i>Moved to</i><br><i>9/12/18 at</i><br><i>appl. req.</i>     | STANLEY C. OWEN, TR & BEVERLY J. HOWARD, TR, SP 2017-SP-030 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building locations to permit a deck to remain 0.4 ft. from a rear lot line and 6.4 ft. from a side lot line and an accessory structure (child's play structure) to remain 5.2 ft. from a rear lot line. Located at 6153 Pohick Station Dr., Fairfax Station, 22039 on approx. 23,309 sq. ft. of land zoned R-1 (Cluster). Springfield District. Tax Map 77-4 ((22)) 2. (Concurrent with VC 2017-SP-007.) ( <i>Admin. moved from 6/21/17, 10/25/17, and 2/28/18 at appl. req.</i> ) |
| H. Eddy<br><i>Admin.</i><br><i>Moved to</i><br><i>9/12/18 at</i><br><i>appl. req.</i>     | STANLEY C. OWEN, TR & BEVERLY J. HOWARD, TR, VC 2017-SP-007 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30 percent rear yard coverage. Located at 6153 Pohick Station Dr., Fairfax Station, 22039 on approx. 23,309 sq. ft. of land zoned R-1 (Cluster). Springfield District. Tax Map 77-4 ((22)) 2. (Concurrent with SP 2017-SP-030.) ( <i>Admin. moved from 6/21/17, 10/25/17, and 2/28/18 at appl. req.</i> )  |
| A. Homer<br><i>Admin.</i><br><i>Moved to</i><br><i>9/12/18 at</i><br><i>appl. req.</i>    | ANH NGO DRAKE A 2018-MV-004 Appl. under Sect. 18-301 of the Zoning Ordinance. This is an appeal of a determination that the appellant is operating a personal service establishment (nail salon) on property in the R-3 District, in violation of Zoning Ordinance provisions. Located at 6414 14th Street Alexandria, VA 22307. On approx. 6500 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 83-4 ((2)) (11) 31.   |

***Public Hearings***

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- 9:00 A.M. KARIMATU PATE/STAR BEGINNINGS LLC, SP 2018-DR-019 Appl. Under Sects. 3-403, 8-305 and 8-914 of the zoning ordinance to permit a home child care facility and reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 2.6 ft. from a side lot line. Located at 2008 Freedom Ln., Falls Church, 22043 on approx. 10,009 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-2 ((27)) 32.
- M. Eveleigh  
Approved
- 9:00 A.M. LEAH M. BECKETT, SP 2018-LE-022 Appl. under Sect. 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (chickens). Located at 6716 South Benson Dr., Alexandria, 22306 on approx. 20,047 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((11)) 5.
- K. McMahan  
*Decision  
Deferred  
to 6/20/18*
- 9:00 A.M. ELENA MALDONADO, SP 2018-DR-023 Appl. Under Sects. 3-403, 8-305 and 8-914 of the zoning ordinance to permit a home child care facility and a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 3.2 ft. from the rear lot line and 1.8 ft. from the western side lot line and an accessory structure (play equipment) to remain 6.7 ft. from the eastern side lot line. Located at 6606 Moly Dr., Falls Church, 22046 on approx. 10,318 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((6)) 34.
- D. Creed  
Approved
- 9:00 A.M. NEHAL N. DESAI A 2018-MA-003 Appl. under Sect. 18-301 of the Zoning Ordinance. This is an appeal of a determination that the appellant is allowing two (2) separate families not related by blood or marriage to reside in a single family dwelling on property located in the R-3 District, in violation of Zoning Ordinance provisions. Located at 3540 Forest Drive Alexandria, VA 22302. On approx. 12,446 sq. ft. of land zoned R-3. Mason District. Tax Map 62-3 ((5)) 10A.
- S.C. Williams  
Upheld

**JOHN F. RIBBLE III, CHAIRMAN**